



#### OFFICE HOURS:

Monday to Friday	9 am	to	5 pm
Saturday	9 am	to	2 pm
Sunday and Bank Holidays	12 noon	to	2 pm

## 10 good reasons to choose DMA

- \* Open 7 days a week.
- \* Filey's longest established family run independent estate agency.
- \* Prompt efficient friendly service.
- \* 360° virtual tours and floor plans.
- \* Free advertising: no sale - no charge.
- \* Free no obligation market valuation.
- \* Free accompanied viewing.
- \* Dedicated sales progression.
- \* Prominent town centre location.
- \* Modern walk-round self selection display.

RESIDENTIAL  
SALES

**DMA** ESTATE  
AGENTS

COMMERCIAL  
SALES



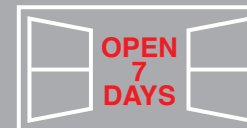
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**Samantha ADDISON**  
[www.dmaestateagents.co.uk](http://www.dmaestateagents.co.uk)  
**ESTABLISHED 1992**



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# DMA

ESTATE  
AGENTS



118 SUNRISE DRIVE, THE BAY YO14 9GF



**Leasehold £79,950**

#### FEATURES

- \* **Ideal holiday home / investment property.**
- \* One bedroom purpose built first floor holiday apartment.
- \* **Located on a modern holiday village just south of Filey with easy access to the beach.**
- \* On site facilities including spa leisure complex with indoor heated swimming pool, tennis court, public house, pharmacy and convenience store.
- \* Upvc double glazing.
- \* Modern kitchen and shower room.
- \* Sold with no onward chain.
- \* Off road parking.
- \* **EPC Rating: C.**
- \* Viewing is highly recommended.

#### ACCOMMODATION IN BRIEF

GROUND FLOOR: Communal Front Door to Entrance Hall.

Stairs to:

FIRST FLOOR: Own Door to Hall. Open Plan Living / Dining / Kitchen. Bedroom. Shower Room.

OUTSIDE: Communal gardens. Off road parking.

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118 SUNRISE DRIVE, THE BAY

***Communal Front Door to:***

**ENTRANCE HALL**

***Stairs to:***

***Own Door to:***

**ENTRANCE HALL**

Cupboard housing gas central heating boiler. Radiator.

**LOUNGE / KITCHEN / DINER**

**3.04m x 5.99m** (10'1" x 19'8")

Inset stainless steel sink and drainer. Modern base cupboards with worktops over. Matching wall cupboards. Electric hob with stainless steel extractor hood over. Built-in electric oven. Integrated 'fridge, dishwasher and automatic washing machine. Built-in microwave. Two radiators. Two upvc double glazed windows.



/ continued over

## BEDROOM

3.25m x 3.96m (10'8" x 13'0")

Radiator. Upvc double glazed window. **Upvc patio doors to Juliet balcony.**



## SHOWER ROOM

1.67m x 2.31m (5'6" x 7'7")

Large walk-in shower. Handbasin and wc in vanity unit. Extractor fan. Part tiled walls. Tall ladder radiator. Upvc double glazed window.

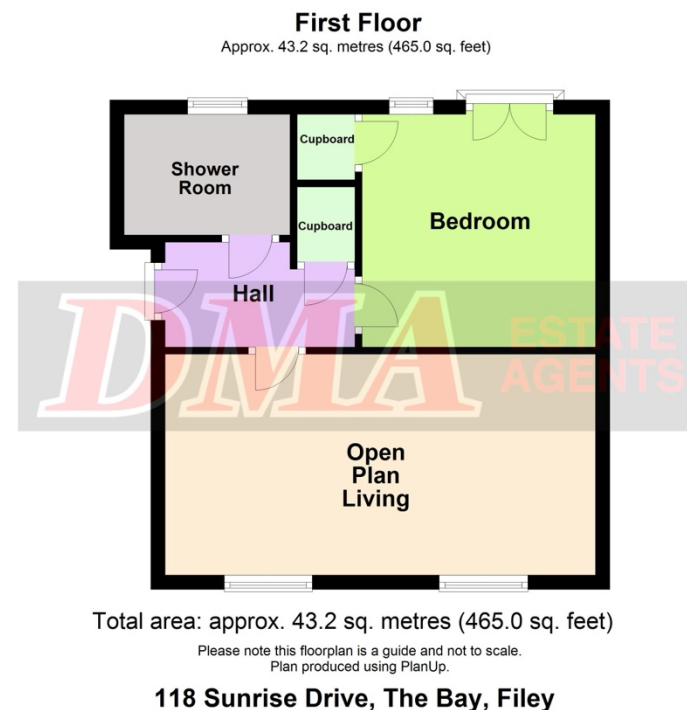


## OUTSIDE:

Communal gardens. Off street parking.



## Floor Plan:



**COUNCIL TAX:** Exempt from council tax.

## TENURE:

Leasehold: 999 years from 2008.  
Maintenance: £357.45 per month.

## DIRECTIONS:

Take the A165 from Filey towards Bridlington and The Bay is located on the left after about three miles, just after Primrose Valley. Proceed straight into the development turning right at the roundabout onto Sunrise Drive. The house is located left hand side.

**Viewing strictly by appointment only through DMA Estate Agents**